

The Villages®

PRELIMINARY / ENGINEERING PLAN OF

EVANS PRAIRIE COUNTRY CLUB (SC - 310 CC)

THAT LAND LYING IN SECTION 10, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 10; THENCE S07°32'22"W, ALONG THE EAST LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 944.63 FEET; THENCE DEPARTING SAID EAST LINE N09°24'38"W, 680.51 FEET TO THE POINT OF BEGINNING; THENCE S02°35'35"W, 68.64 FEET; THENCE S04°42'05"E, 138.20 FEET; THENCE S23°39'30"E, 138.20 FEET; THENCE S43°45'55"E, 124.75 FEET; THENCE S27°39'08"E, 152.74 FEET; THENCE S04°42'05"E, 125.71 FEET; THENCE S24°12'51"W, 138.27 FEET; THENCE S23°24'17"W, 72.88 FEET; THENCE S02°34'03"W, 68.33 FEET; THENCE S09°30'19"W, 28.50 FEET; THENCE S29°08'41"E, 28.41 FEET; THENCE S23°24'17"W, 27.79 FEET; THENCE N07°05'22"W, 19.38 FEET; THENCE S09°34'38"W, 2.35 FEET; THENCE S29°14'41"W, 33.19 FEET TO THE POINT OF BEGINNING OF A CURVE CONCAVE NORTH AND HAVING A RADIUS OF 67.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°32'39", AN ARC DISTANCE OF 34.45 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WEST, HAVING A RADIUS OF 54.21 FEET AND A CHORD BEARING AND DISTANCE OF N03°33'02"W, 45.39 FEET TO WHICH A RADIAL LINE BEARS S89°46'08"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°29'53", AN ARC DISTANCE OF 46.83 FEET TO A POINT ON A NON-TANGENT LINE; THENCE S49°39'10"W, 23.69 FEET; THENCE N21°39'13"W, 42.02 FEET; THENCE N46°34'30"E, 23.33 FEET; THENCE N02°38'45"W, 39.09 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTH; THENCE N02°23'55"E, 15.81 FEET TO A POINT ON A NON-TANGENT LINE; THENCE N5°14'38"W, 24.17 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEAST AND HAVING A RADIUS OF 38.34 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°48'02", AN ARC DISTANCE OF 16.39 FEET TO A POINT ON A NON-TANGENT LINE; THENCE N02°23'55"E, 15.81 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WEST, HAVING A RADIUS OF 1385.00 FEET AND A CHORD BEARING AND DISTANCE OF N07°05'35"W, 28.80 FEET TO WHICH A RADIAL LINE BEARS N07°27'35"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°12'12", AN ARC DISTANCE OF 294.28 FEET TO THE POINT OF BEGINNING; THENCE N12°14'39"W, 138.38 FEET; THENCE N07°05'21"E, 30.00 FEET; THENCE S42°28'38"E, 60.74 FEET; THENCE N46°29'33"E, 200.17 FEET; THENCE N07°09'28"E, 112.08 FEET; THENCE S70°30'31"E, 94.63 FEET; THENCE S42°28'38"E, 78.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.87 ACRES, MORE OR LESS.

LEGAL DESCRIPTION

WATER AND WASTE WATER UTILITIES;

CENTRAL SUMTER UTILITIES (C.S.U.)
SUMTER WATER CONSERVATION AUTHORITY (SWCA)
C/O OM1
501 SUNBELT ROAD
THE VILLAGES, FLORIDA 32154
(352) 254-2802 ROSS VAUGHN

UTILITY LOCATES;

SUNSHINE STATE ONE CALL OF FLORIDA, INC.
11 PLANTATION ROAD
DEBARY, FLORIDA 32713
DIAL 811

ELECTRICAL POWER UTILITIES;

SUMTER ELECTRIC COOPERATIVE INC.
3364 WEDGEWOOD LANE
THE VILLAGES, FLORIDA 32162
(352) 793-3601, EXT. 1830 DANNY BOYETT

TELEPHONE UTILITIES;

CENTURY LINK
18465 SE C.R. 25
OKLAHAWKA, FLORIDA 32174
(352) 351-4343 MARK HOEVENAIR

NATURAL GAS UTILITY;

TECO / PEOPLE'S GAS
316 SW 33RD AVENUE
OCALA, FLORIDA 34474
(352) 401-3414 LEE SAMANIEGO

CABLE UTILITIES;

COMCAST
8130 HIGHWAY 44 - LEG A
LEESBURG, FLORIDA 34785
(352) 181-1815 DANNY FERGUSON

CABLE UTILITIES;

CLEARLINK COMMUNICATION LLC
C/O McDONOUGH DEVELOPMENT SERVICES
3364 WEDGEWOOD LANE
THE VILLAGES, FLORIDA 32162
(352) 753-6214 TOM McDONOUGH

CABLE UTILITIES;

VILLAGES FIBER OPTIC
10261 CANAL STREET
THE VILLAGES, FLORIDA 32162
(352) 753-6218 TOM McDONOUGH

DECORATIVE SIGN POST;

LTS & COMPANY, INC.
5714 COUNTRY DRIVE, SUITE 1
ORLANDO, FLORIDA 32804
(407) 843-1620 TOM VEAZEY

OWNER/DEVELOPER:

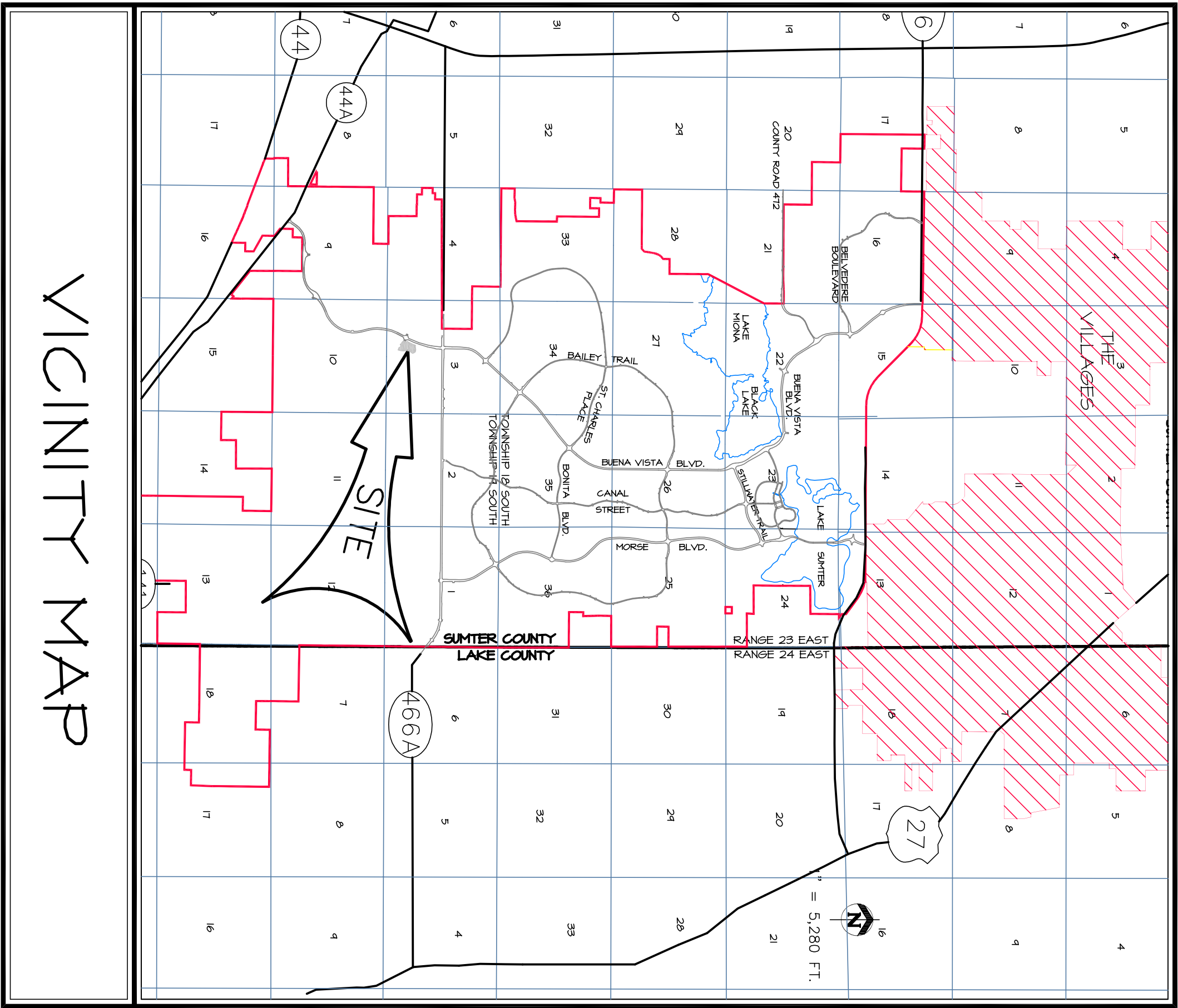
THE VILLAGES OF LAKE-SUMTER, INC.
990 OLD MILL RUN
VILLAGES, FL. 32162
JOHN R. GRANT, VICE PRESIDENT
(352) 753-6260

ENGINEER:

FARNER, BARLEY AND ASSOCIATES, INC.
4450 NE 83rd ROAD
WILWOOD, FL 34785
JEFFREY A. HEAD, P.E., #58058
(352) 748-3126

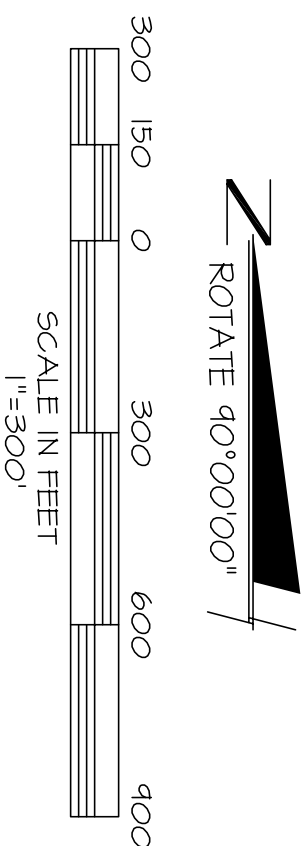
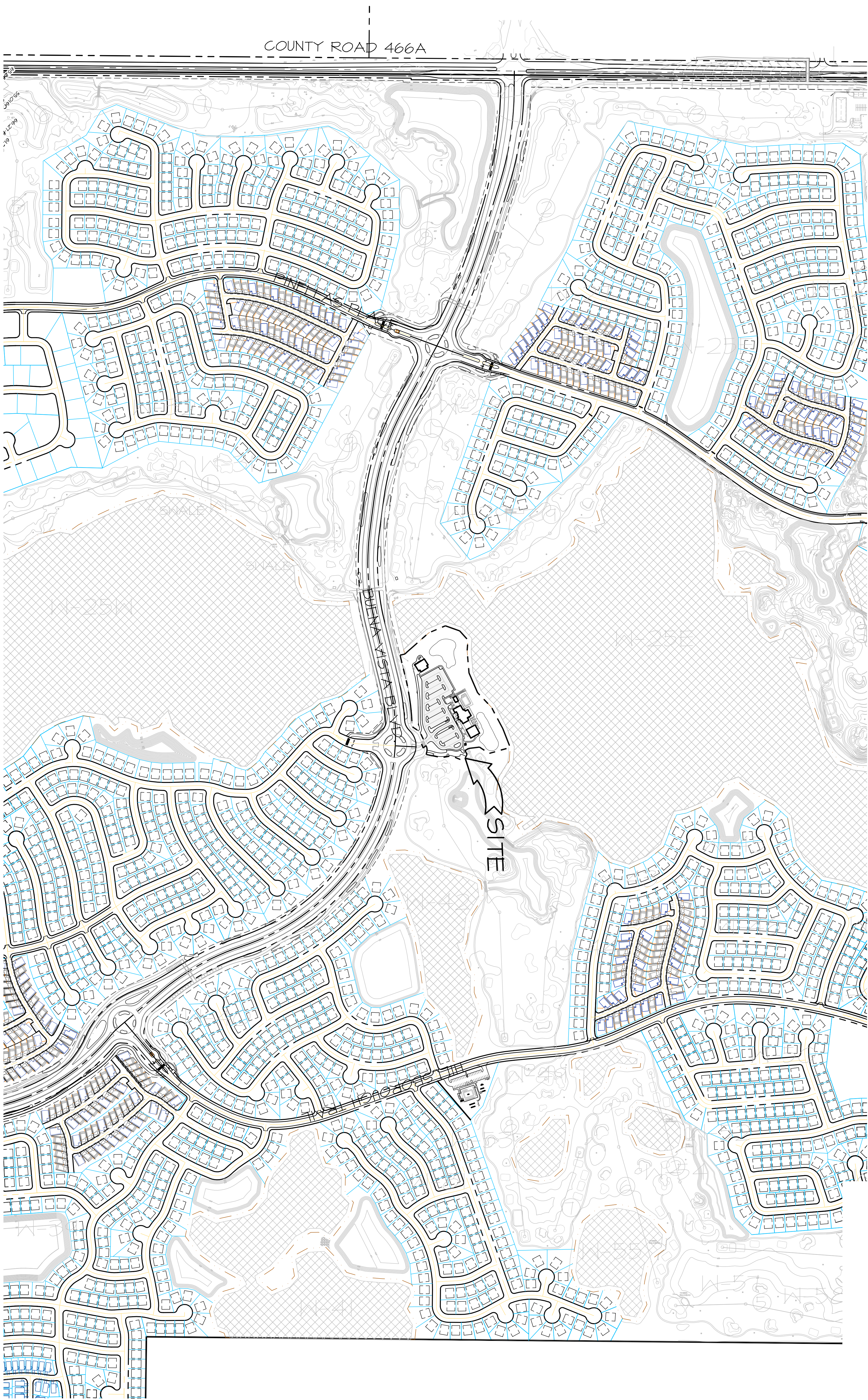
LANDSCAPE ARCHITECT:

MICHAEL PAPE AND ASSOCIATES
2351 SE 17TH STREET
OCALA, FLORIDA 34471
MICHAEL PAPE
(352) 351-3500

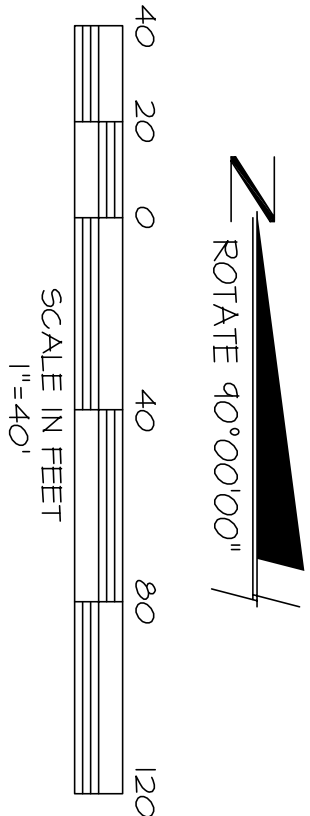


- NOTES:
1. THE STANDARD DETAILS FOR THIS PROJECT SHALL BE FOUND IN "THE VILLAGES CONSTRUCTION & DEVELOPMENT MANUAL, DATED MAY 01, 2004, PREPARED BY GRANT & DIZUO OR AS AMENDED BY THESE PLANS.
 2. FOR SWFAMD PURPOSES ONLY, REFERENCE PERMIT #44024894.081 FOR THE VILLAGES STANDARD DETAIL MANUAL.
 3. ELEVATIONS SHOWN WERE OBTAINED BY SURVEY AND ARE BASED ON THE VILLAGES DATUM, TO OBTAIN N.G.V.D., ADD 3.46 FEET.
 4. NO CHANGES SHALL OCCUR TO THE LAYOUT, DESIGN OR ANY OTHER ASPECT OF THE PLAN, WITHOUT RE-SUBMITTAL AND SUBSEQUENT APPROVAL BY THE VILLAGES. ALL REQUESTED REVISIONS, UPON COMPLETION OF THE SITE WORK, THE VILLAGES WILL INSPECT THE FINISHED CONSTRUCTION AND DETERMINE WHETHER THE COMPLETED JOB MEETS THE APPROVED SUBMITTAL PLANS AND SPECIFICATIONS. ANY DEFICIENCIES FOUND BY THE VILLAGES WILL BE IDENTIFIED IN WRITING TO THE PARCEL DEVELOPER, WHO SHALL IMMEDIATELY TAKE ALL CORRECTIVE ACTION NECESSARY TO REMEDY ANY DEFICIENCIES. FINAL APPROVAL FROM THE VILLAGES SHALL BE OBTAINED PRIOR TO SUBMITTAL OF THE FINAL CERTIFICATION OF COMPLETION TO SUMTER COUNTY BY THE PROJECT ENGINEER.

- ### INDEX OF SHEETS
1. TITLE SHEET
 2. AERIAL PHOTOGRAPH
 3. MASTER DEVELOPMENT PLAN
 4. SITE PLAN
 5. GRADING PLAN
 6. STORM DRAINAGE PLAN
 7. WATER DISTRIBUTION AND SANITARY SEWER PLAN
- EC-1 EROSION CONTROL MASTER PLAN



SHT. 2 OF 8		DATE: 10-5-11 DRAWN BY: TUG CHECKED BY: JAH FILE NAME: AERIAL JOB NO.: 921141216	VILLAGES OF SUMTER, INC EVANS PRAIRIE COUNTRY CLUB (SC-310 CC) AERIAL PHOTOGRAPH		 FARNER BARLEY AND ASSOCIATES, INC. Certificate of Authorization Number: 4709 4450 N.E. 83rd Road O Wildwood, Florida 34785 O (352) 748-3126	▲ ENGINEERS ▲ SURVEYORS ▲ PLANNERS	DATE	REVISIONS	BY



SITE DATA

- TOTAL ACRES = 1.81 AC. (342,814 SQ. FT.)
- ZONING = RUD (JULY 3, 2003)
- PROJECT ADDRESS - TO BE ASSIGNED
- BUILDING TYPE - COUNTRY CLUB, 1 STORY CONCRETE BLOCK
26' HEIGHT, 230'-0" SEATS
DINING AREA = 6,345 SQ. FT.
COVERED OUTSIDE AREA = 6,419 SQ. FT.
COVERED OUTSIDE AREA = 6,419 SQ. FT., 230' x 230' SCREEN REOD.
- EQUIPMENT COURT/ARD, 8' FT. HIGH SCREEN WALL
- CART BARN, 16' FT. HEIGHT
(3,356 SQ. FT. ENCLOSED, 140 SQ. FT. PORCHES)

- PARKING DATA, (PROVIDED)
STANDARD PARKING SPACES (PROVIDED):
10' x 18' SPACES = 24
10' x 20' SPACES = 24
HANDICAP PARKING SPACES (PROVIDED):
12' x 18' SPACES = 6
TOTAL PARKING PROVIDED: 143 SPACES

- PARKING DATA, (REQUIRED)
COUNTRY CLUB (RESTAURANT) = 1 SPACE / 125 S.F.
6,345 S.F. = 51 SPACES REQUIRED
PRO SHOP (CONFERGIAL) = 1 SPACE / 250 S.F.
3,175 S.F. = 13 SPACES REQUIRED
HANDICAP PARKING SPACES REQUIRED = 5 SPACES
TOTAL PARKING REQUIRED = 71 SPACES
GOLF CART PARKING NOT USED FOR PARKING REQUIRED
10' x 6' GOLF CART SPACES PROVIDED = 34

- ENGINEER/SURVEYOR - FARNER BARLEY & ASSOCIATES, INC.
1450 N.E. 83RD ROAD
MILWOOD, FLORIDA 34175
(352) 748-3126
- SOIL TYPE - CANDLER SAND
-SUMTER COUNTY
-DEP.
WATER AND SANITARY SEWER PROVIDED BY CENTRAL SUMTER UTILITY
CONFRANTY
UNDERGROUND ELECTRICAL TRANSMISSION SYSTEM PROVIDED
SOLID WASTE BY LOCAL FRANCHISE
TELEPHONE SERVICE BY CENTURY LINK
IRRIGATION AND FIRE PROTECTION BY S.M.C.A.
GAS PROVIDED / SERVICED BY TECO
LOCATED IN SECTIONS 10, TOWNSHIP 19 SOUTH, RANGE 23 EAST,
SUMTER COUNTY, FLORIDA.
MONUMENT SIGN SETBACKS PER SUMTER COUNTY LAND DEVELOPMENT
REGULATIONS.
RECREATIONAL SITE (BASED ON FOOTPRINT NOT INTERIOR SQ. FOOTAGE)
PROPOSED CLUB HOUSE BUILDING = 10,565 S.F. (0.16 AC.) 33%
PROPOSED PRO SHOP BUILDING = 3,758 S.F. (0.04 AC.) 2%
PROPOSED CART BUILDING = 3,856 S.F. (0.04 AC.) 2%
PROPOSED MECHANICAL YARD = 2,042 S.F. (0.05 AC.) 1%
PROPOSED CART PATH / PARKING = 13,582 S.F. (0.31 AC.) 5%
PROPOSED SIDEWALK, PATIO = 20,364 S.F. (0.47 AC.) 7%
PROPOSED PARKING / DRIVEWAY = 83,335 S.F. (1.91 AC.) 20%
IMPERVIOUS AREA = 134,048 S.F. (3.08 AC.) 40%
OPEN AREA = 208,826 S.F. (4.79 AC.) 60%
PROJECT AREA = 342,814 S.F. (7.87 AC.) 100%

NOTES:

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ANY EXISTING UTILITIES IN CONFLICT WITH THIS PROPOSED SITE PLAN, AND TO COORDINATE RELOCATION WITH RESPECTIVE UTILITY PROVIDERS.
- ALL RADII ARE 5' UNLESS INDICATED OTHERWISE
- ALL DIMENSIONS SHOWN ARE TO EOP UNLESS INDICATED
- ALL TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- ALL TRAFFIC FLOW ARROWS, STOP BARS AND TRAFFIC SEPARATION CENTRLINES SHALL BE THERMOPLASTIC PAINT.
- SITE LIGHTING TO BE PROVIDED BY POLE MOUNTED LIGHT FIXTURES.
- ON SITE GOLF CART PARKING NOT USED FOR REQUIRED PARKING CALCULATIONS.

BUILDING SETBACKS

- * 30 FT. FROM BUENA VISTA BOULEVARD
- * 0 FT. FROM CONTIGUOUS PROPERTY
- * 20 FT. FROM FUTURE RESIDENTIAL
- * 20 FT. FROM FUTURE RESIDENTIAL
- * 15 FT. FROM GOLF/FUTURE/BOULEVARD ROADS



FARNER BARLEY AND ASSOCIATES, INC.
Certificate of Authorization Number: 4709
4450 N.E. 83rd Road • Wildwood, Florida 34785 • (352) 748-3126

▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS



VILLAGES OF SUMTER, INC
EVANS PRAIRIE COUNTRY CLUB
(SC-310 CC)

SITE PLAN

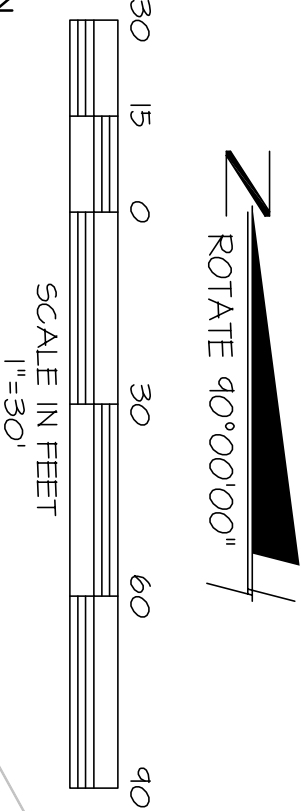
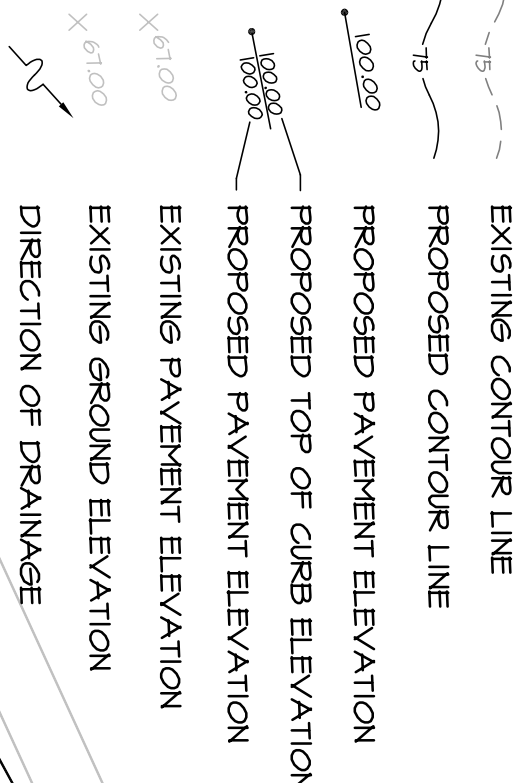
DATE: 10-05-11
DRAWN BY: JLB
CHECKED BY: JAH
FILE NAME: 604X
JOB NO.: 92114116



LEGEND



CONCRETE RECREATION TRAIL DETAIL

[illegible]

**FARNER
BARLEY**
AND ASSOCIATES, INC.

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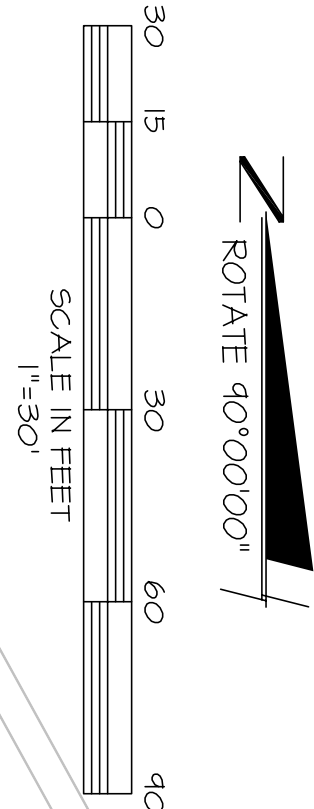
VILLAGES OF SUMTER, INC
EVANS PRAIRIE COUNTRY CLUB
(SC-310 CC)

GRADING PLAN

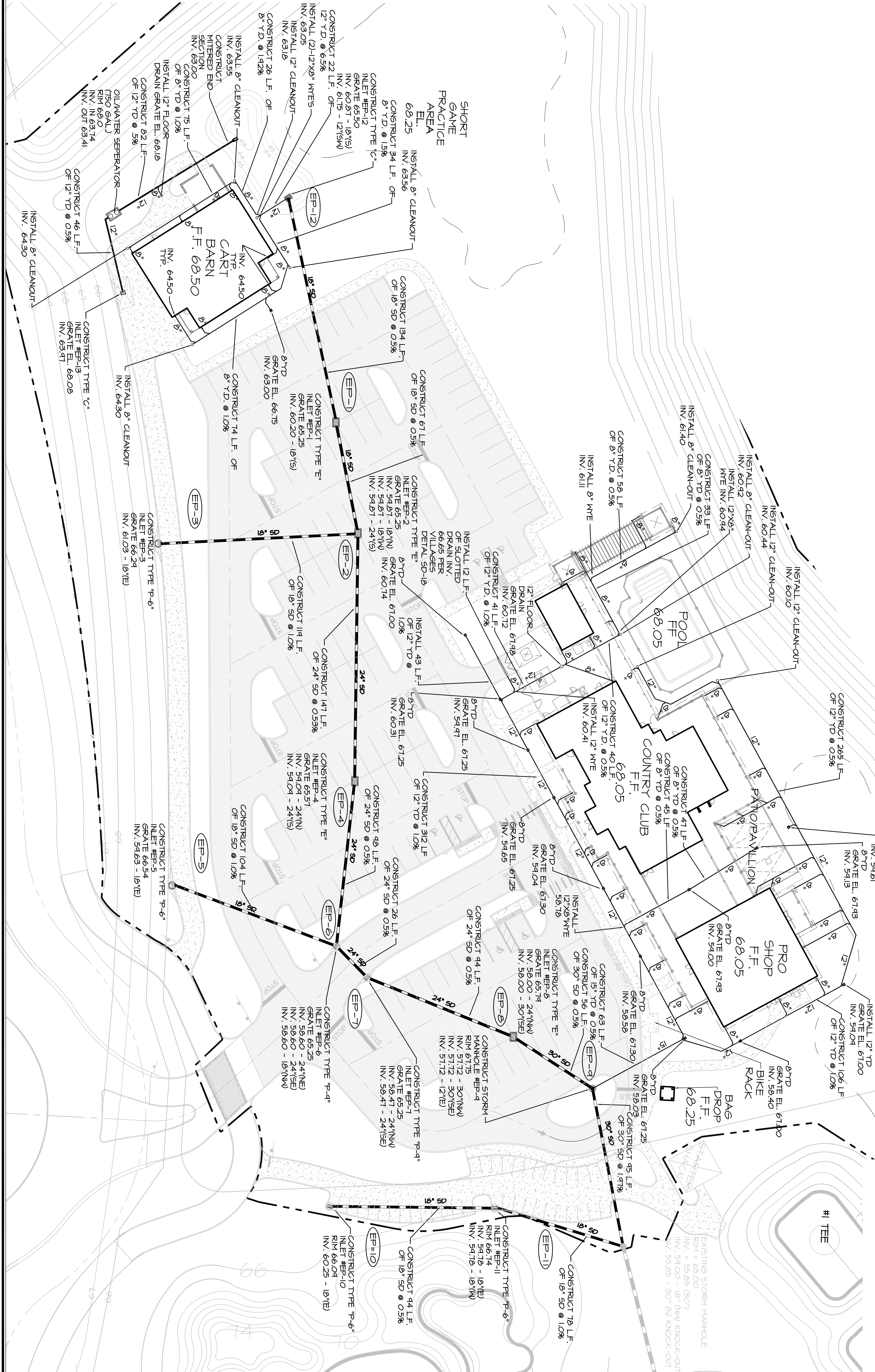
DATE 10-11-11
DRAWN BY TJG
CHKD BY JAH
FILE NAME GRADE
JOB NO. 921141.2116

SHT. 5 OF 8

- NOTE: DRAINAGE PIPING:
- (SD) STORM DRAINAGE PIPE
 - (RD) ROOF DRAIN PIPE
 - (YD) YARD DRAIN PIPE
- SHALL BE F.D.O.T. APPROVED AND OF ONE OF THE FOLLOWING MATERIALS:
- P.V.C. SDR35 OR A2000
 - REINFORCED CONCRETE



STORM DRAINAGE LEGEND	
EXISTING	PROPOSED
SD	SD
FLON MANHOLE	FLON MANHOLE
INLET	INLET
MANHOLE	MANHOLE
YARD DRAIN	YARD DRAIN
REDUCER (SIZE)	REDUCER (SIZE)
CONDUIT	CONDUIT
FLON MANHOLE	FLON MANHOLE
SILT FENCE	SILT FENCE
STRUCTURE NUMBER	STRUCTURE NUMBER



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AND ASSOCIATES, INC.
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▲ PLANNERS

VILLAGES OF SUMTER, INC
EVANS PRAIRIE COUNTRY CLUB
(5C-310 CC)

**STORM DRAINAGE
PLAN**

DATE: 10-05-11
DRAWN BY: JLB
CHECK BY: JAH
FILE NAME: 5080
JOB NO.: 921141216

SHT. 6 OF 8

